City of Seattle
Department of Construction and Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number:	3030467-EG
Address:	815 NE 66th St.
Applicant:	Jon O'Hare, Permit Consultants NW
Date of Meeting:	Monday, April 9th, 2018
Board Members Present:	James Marria (Chair) Brian Bishop Anita Jeerage Dan Rusler Katy Haima
Board Members Absent:	None
SDCI Staff Present:	David L. Landry, AICP, Land Use Planner

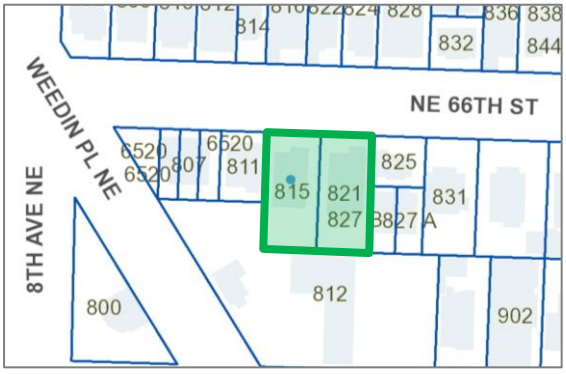
SITE & VICINITY

Site Zone: Neighborhood Commercial 3 – 65' maximum height, Incentive 1.3 Base FAR [(NC3-65 (1.3)]

Nearby Zones: North – MR (1.3)
South – NC3-65
East – NC3P-85 (5.75)
West - NC3-65

Overlay Districts: Roosevelt Residential Urban Village
Roosevelt Station Area Overlay
Frequent Transit Service Area

Project Area: 9,255 square feet (sq. ft.)



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the documents in SDCI's file will control.

Current Development:

The proposal site is located on the south side of NE 66th Street within the Roosevelt Residential Urban Village. The site consists of two separate parcels located at 815 and 821 NE 66th Street. The property located at 815 is currently occupied by a two-story single-family residential structure built in 1910 currently used as a duplex. The property located at 821 is occupied by a two-story single–family residence built in 1910.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of small-scale residential uses including single-family residences, townhouses, and apartments, to the north, and to the east of the site.

Much of the area is in transition with new mixed-use developments currently in review or in construction as a result in part to the construction of the Roosevelt light rail station located at the corner of NE 65th and 12th Ave NE. There are new development projects located immediately to the west directly opposite of the proposal site, at the corner of NE 66th and 8th streets and mid-block at 836 NE 66th St slightly to the east.

Access:

Access to the site is via two separate curb cuts on NE 66th Street. There is no alley.

Environmentally Critical Areas:

The site is not located in an Environmentally Critical Area.

PROJECT DESCRIPTION

This is a proposal to construct a seven-story, 78-unit apartment building with general commercial sales and services at ground level. No parking is proposed. Existing buildings to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3030467-EG) at the following website:
http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT

At the EDG meeting, the following comments were provided:

- Concerned that the storage and the staging of trash will have a negative impact in terms of odors.
- Concerned that the existing trees located between the gas station to the south and the neighboring property to the east will be impacted and asked if there will be a remedy if the trees perish.
- Concerned that current views to the Olympic Mountains will be obstructed by the new development.
- Stated that it would be better to see a courtyard instead of a solid wall or windows which will impact adjacent views.
- Asked how many retail outlets are being proposed for the new development.
- Asked how many and what type of dwelling units are being provided by the new development.
- Concerned that the neighboring property will no longer have access to sunlight.
- Concern about the "boxie" nature of the exterior walls.
- Concerned that the courtyard appears to be flat and rigid and suggested that the space needs to be made to feel inviting.
- Suggested that the east facing façade feels blank which could be remedied by adding trim, color and/or different materials.
- Supported the courtyard on the roof in both Options A and C.
- Supported the bike storage area in the front of the building in all three options.
- Questioned the placement of the commercial use on the northeast corner of the building.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing and Design Concept**: The Board discussed at great length how the courtyard and commercial space drives the overall massing approach to all three options. In their discussions, the Board verbalized how massing for Option C appears to be more successful than the other options, while the floor layout for Option A is more successful than the layout for the other options. The Board also discussed how Option A presents greater opportunities for a direct connection between the commercial retail space and the courtyard, unlike Option C which has a grade change between the two spaces making it more difficult to have a direct connection. Board members suggested that it would be much stronger if all entries had direct access to the courtyard space as seen in Option A.

   'The Board was concerned that this area would only be designed as transition point between public and semipublic spaces directing users through a hierarchy of spaces, and gave guidance to design the area to function as a true courtyard.'

   However, the Board approved of how courtyard in Option C responded to the Flat Irons building on the opposite side of the street, and how the building mass stepped back at the upper levels directly over the commercial space, helping to break up the overall building mass. The Board also observed that the two-part massing of Option C with the eastern portion pulled back from the property line offers the greatest relief to adjacent neighbors.

   In conclusion, the Board stated support Option C, if it were designed to have a stronger connection between the courtyard and commercial space, and the design were further simplified in more of a 'elegant' fashion similar to Option A.
   a. The Board strongly suggested that Option C should have multiple access points into the commercial retail space.
   b. At the recommendation stage of review, the Board would like to see a view of the project depicting the roof, demonstrating how views of mechanical equipment might be perceived, the design relationship to the overall skyline and future development on adjacent properties, and in the context of the Iron Flat project across the street.

2. **Commercial Space**: The Board gave guidance to design the commercial space as a way finding element.

3. **Roof Configuration**: The Board appreciated the graphic depiction of how the rooftop amenity spaces were laid out. The Board stated that it will be very important how the roof

forms interplay with the final massing form but gave no specific direction for the programming of the spaces.

4. **Adjacent Sites**: The Board agreed that care should be given in terms of window placement and materiality with respect to the adjacent buildings.
    a. The Board directed the applicant to provide a privacy study at the recommendation phase of review, showing the relationship between the windows of the proposed building overlaid with the windows of the adjacent properties.
    b. At the recommendation meeting, the Board would like to see additional exhibits showing the design relationship to the adjacent property lines, including design of fences, vegetation, the treatment around the light wells, and other fixtures or furnishings.
    c. The Board requested that the applicant provide extended section drawings at the recommendation meeting, showing the southern property line and the relationship to the gasoline station.

5. **Streetscape**: The Board supported the concept of using brick along the street frontage and textured materials that relate to the different building planes and scales. The Board also supported the idea of making the sidewalk and courtyard a functional space with limited vegetative landscaping and more hardscapes, to create usable space for benches or short term bike parking which will aid in activating the spaces. The Board was not in favor of introducing rain gardens and large expanses of vegetation.

6. **Materials**: In discussing building materials the Board clarified their use of 'elegant' used in their Massing and Design discussion by pointing to precedent images depicted in the EDG Packet. The Board noted the images of buildings that depicted a warehouse expression, included large punched windows, high quality materials, and oversized glazing as demonstrating what they characterized as 'elegant' during deliberation. The Board followed up with a request that all sides of the building should reflect this level of quality materials and composition, especially the south facing façade located immediately adjacent to the gas station.

7. **South Edge Condition**: The Board requested that the composition of the south facing elevation should relate to the other building elevations, and that its treatment should help in strengthen the overall composition of the building.

DESIGN REVIEW GUIDELINES

The priority guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:

a. a location at the crossroads of high levels of pedestrian traffic;
b. proximity to nearby or project-related shops and services; and
c. amenities that complement the building design and offer safety and security when used outside normal business hours.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses particularly activities along sidewalks, parks or other public spaces.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B. ARCHITECTURAL AND FAÇADE COMPOSITION

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

a. newsstands, ticket booths and flower shops (even if small or narrow);
b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;

e. art as appropriate to area zoning and uses; and/or terraces and landscaping where retaining walls above eye level are avoidable.
f. terraces and landscaping where retaining walls above eye level are unavoidable.

DC2-C. SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions or similar ones might be a good fit for the project and its context.

Roosevelt Supplemental Guidance:

DC3-III. OPEN SPACE CONCEPT

DC3-III-i. Residential Open: Include, where possible, open spaces at street-level for residents to gather.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-I Exterior Finish Materials:

i. In the commercial core consider including masonry materials befit-ting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School's masonry façade).
ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.
iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.
v. Transparent, rather than reflective, windows facing the street are preferred.
vi. Use of transparent awnings is preferred in the commercial core.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.